

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTORS' MEETING
BIRD STREET (GLASS BUILDING)
JULY 16, 2020 THURSDAY

CALL TO ORDER:

The Board of Directors' meeting was called to order 6:09 PM by Constance Hall, V-Pres.
Present: Paul Summers, Pres. via tele-conference; Maryann Delay, Secty.; Donna Groccia-Lubik, Treas.; Elise Geter and Mike Famiglietti of CMPM. Absent: Adam Sycz, Dir. The Board moved to Executive Session at 6:09 PM to discuss proposed contracts. The Board left Executive Session at 6:31 PM, moving to Open Session.

OPEN SESSION:

Present: Unit 155 joined meeting via tele-con to listen in. Unit 131 commented recently-installed lighting at Spyglass/Inverrary are off and stated "very nice job" being done by landscaper.

MOTION made by M Delay to approve June 17, 2020 minutes, second by C Hall. Motion carried.

FINANCIAL REPORT:

Financials for June 1-30, 2020 were reviewed. Association Liabilities/Equity are \$491,853.37

MOTION made by D Groccia-Lubik to approve 2018 Audit completed by Tomasetti, Kulas & Co., Hartford, Ct., fee charge \$4750, less courtesy discount of \$1,187.50, actual cost \$3562.50, second by C Hall. Motion carried.

MOTION made by D Groccia-Lubik for Tomasetti, Kulas & Co., Hartford, Ct., to proceed with 2019 Audit, second by C Hall. Motion carried.

PLEASE NOTE: The contract for Innovative Lawn/Savy & Sons to repair drainage issue on lower Berkshire Oval, approved in June for \$106,881.75, has been lowered to \$101,213.55 due to a tax adjustment.

MOTION made by P Summers to approve proposal from CT Signcraft, Naugatuck, CT, to purchase and install eight street signs on lower complex, cost \$4,288.84, second by C Hall. Motion carried.

MOTION made by P Summers to approve proposal from CS Lewis Painting, Torrington, Ct., to paint mailboxes, wrought iron railings, speed bumps and various areas on complex, cost \$6,487, second by C Hall. Motion carried.

The Board left Open Session, moving to Executive Session at 7:25 PM. The Board left Executive Session at 7:45 PM, moving to Open Session.

MOTION made by M Delay to approve insurance renewal Option 2 from Greater New York Insurance Company, effective 8/1/2020-2021, cost \$85,298, second by C Hall. Motion carried.

MOTION made by M Delay to adjourn at 8:07 PM, second by C Hall. Motion carried.
Respectfully submitted,

Maryann Delay Secretary